

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

On this the 15th day of November, 2005 the Aransas Pass Municipal Development District convened in a Regular Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

ARANSAS PASS MUNICIPAL
DEVELOPMENT DISTRICT
PRESENT:

ROBERT JAYNE	President
HOPE COMINGORE	Vice President
SHERRI TRINGALI	Secretary
RANDY BOATMAN	Member
JESSE GALVAN	Member
NAOMI HANSEN	Member
DON MCTEE	Member

ABSENT:

JIMMY TURNER	Member
LAURA WELBORN	Member
DON WILLIAMS	Member

STAFF PRESENT:	DEBRA KELLER	Executive Director/Treasurer
	ADA OWENS	Recording Secretary

STAFF ABSENT: None

OTHERS PRESENT:	SCOTT THOMPSON	City Manager
	DARREN GURLEY	Public Works Director
	EMILY ROZYPAL	WKMC Architects
	ROBERT CONOLLY	WKMC Architects

ITEM 1. **CALL MEETING TO ORDER.**

President Jayne called the Meeting to order at 6:35 P.M. on November 1, 2005. President Jayne stated there was a quorum present.

ITEM 2. **APPROVAL OF MINUTES OF REGULAR MEETING OF NOVEMBER 1, 2005.**

Secretary Tringali made the motion the minutes of the regular meetings of October 6, 2005 and October 11, 2005 be approved. Member Welborn seconded the motion. Motion carried.

ITEM 3. **CONSIDER AND ACT ON EXCUSED ABSENCES.**

Three absences were reported: Member Turner is still recuperating from knee and leg problems. Member Turner was called and his wife reported he would not be able to attend. Member Welborn had a work

related meeting. Member Welborn had stated at the November 1 meeting she had a prior commitment. Member Williams stated he would be at the meeting when called, but did not attend. No action was taken, as there were no written excuses.

ITEM 4.

REPORT FROM WKMC ARCHITECTS ON COMMUNITY CENTER.

As Ms. Rozypal distributed a list of space requirements for the community center, Mr. Conolly stated the spaces were worked up based on the November 1, 2005 Board meeting and the city hall spaces were also listed. The spaces were divided into three sections: spaces for the city hall, spaces for the community center, and joint-use spaces. He stated they were asking the Members to take the list home with them, study it, and then send their comments to him. There was going to have to be dialogue between the District and the City about the joint-use spaces and how they are shared.

Mr. Conolly went through each section of the list and commented on the use of each space and the joint-use possibilities of the spaces. He stated as the architects work on the schematic plans they start to determine the size and usage of the spaces and will get with the users of the spaces to talk about the actual equipment and furniture that will be in the space. At this point, the architects had to be fairly liberal in how they assigned areas.

Mr. Conolly stated the 19,000 square feet total was in excess of where they would like to be. The architects wanted the area to be approximately 15,000 square feet. The plan was about 4,000 square feet more than it should be but there was a lot of definition of space that needed to go on the plan.

Member McTee stated the plan looked more like a city hall plan than it did a community center plan.

Mr. Conolly stated the community center part was just dedicated to the banquet hall, the banquet storage, the small meeting/conference rooms and that was 7,000 square feet, which is more area than the city hall. Plus there were the joint-use and circulation spaces, so the larger amount of area is for the community center.

Member Boatman asked would Mr. Conolly define circulation area?

Mr. Conolly stated he had to put in a number for thickness of walls, general corridor space, and doorways; without a design he had to figure a percentage of those spaces. The architects will try to keep that number as small as they can.

Executive Director stated on the joint-use spaces, there was a catering kitchen, which, to her, was part of the community center.

Mr. Conolly stated if the Board considered the catering kitchen totally for the community center, the architects would put it into the community center section or if the Board considered the catering kitchen could serve the City Council or some city functions, then perhaps it belonged in the joint-use category.

Discussion was held on the position and use of the catering kitchen.

Executive Director asked if there was conversation with the Chamber of Commerce regarding the Chamber's use of office space in the community center.

Mr. Gurley stated they had talked with the Chamber and would probably take the Chamber of Commerce offices out of the plan.

Executive Director asked were the restroom facilities (B. Joint Use Spaces on the list) for the community center?

Mr. Conolly stated he was calling the restrooms joint-use because he thought they would be for the public in general whether they were at the community center or on the public side of city hall.

Executive Director stated she did not see restroom facilities in the community center list. She thought the community center needed its own facilities.

Discussion was held on the location and use of restroom facilities by the public and city hall employees.

Member Boatman stated he would not want the city hall employees to regularly utilize the catering kitchen. He thought the employees would need a separate kitchen.

Mr. Gurley stated the city hall employees would have a separate break room.

President Jayne stated the Members should write their comments and suggestions on the list before the next meeting.

Member Galvan recommended the Board set up a meeting to discuss and decide what they need and do not need.

Mr. Conolly stated he was trying to get elaboration on the list from the Board; get things struck out that should not be on the list; get things added the architects may have missed; and then the architects would begin to put a schematic plan together showing relationships, spaces, and approximate size of the spaces.

Member McTee stated he did not think the community center was large enough.

President Jayne stated 15,000 square feet was quite a bit smaller than the Board had originally planned.

Discussion was held on the size of the community center, impact on the budget, cost per square foot (between \$165 and \$200 per square foot as per Mr. Conolly), total cost, operating cost, and source of funding (Certificate of Obligations).

Executive Director stated the Board had to figure out what size community center they could afford and still continue to do other community projects.

Mr. Gurley stated he and City Manager had given Mr. Conolly a budget of \$3.5M for the community center and city hall.

Mr. Conolly stated they took the \$3.5M then contributed some cost to surveying, geotechnical engineering, civil engineering, site development, architectural and engineering fees, furniture, phone systems, moving costs, backed all that out and came up with construction cost of about \$2.550M. With building construction cost at \$2.550M at \$165 per square foot, that would be about 15,400 square feet for the building project. He developed the spaces list from his meeting with the Board to see how the two meshed and then came up with the 19,000 square feet and the budget says 15,000 square feet, so there was a little bit of disconnect either in amount of funds set aside or they have too much space. So the dialogue the City and District need to have is budget versus size.

Member Galvan stated they should look at the list of spaces as a group. If Municipal Development wanted certain items in the community center, they need to set aside the budget for what the Board is willing to spend. The City has already set aside a certain amount of funds for the city's portion of the building. If the spaces need to be condensed, they would be looking at joint-use facilities such as the restrooms. The restroom area should be joint-use. The community center wants certain space and it will have to be fitted into the District's budget. The City will budget the city hall portion. If the City and District use joint-use rooms then the City and District will split the cost; that way more space can be used.

Discussion was held on the size of the community center, multi-use of space and building for future growth.

Executive Director asked what does the City expect from the District for operational cost and what is the City's plan because this is the City's community center to operate long term? The District can build 10,000 square feet plus community center and then the City may not afford to operate it.

Member McTee stated it appears the city hall portion is taking priority over the community center. He asked had the Council approved a new city hall?

Member Galvan stated yes, the Council was working on it. The Municipal Development needs to figure out how much space they need (for the community center). The City has already figured out how much space they need. The District needs to set a budget for the community center and allow that much space for the community center. Do not let the City interfere with that because the City has already budgeted for the city hall. The City is not going to intermingle the funds and will not go into the District's budget and the City does not expect the District to go into the City's budget.

Executive Director stated the District could say they will build 500,000 square foot community center, if the City cannot operate that then the District cannot build it. The City has to give the District guidelines as to operations.

Member Galvan stated the City had not received that information from the District. If the District were to say they wanted 20,000 square feet (for the community center) then the City could project how much operations would cost in the future. And the City would be looking at income also; the hotel/motel tax income has already been taken into

consideration. That was why the City wanted the Chamber of Commerce to go in with the City (have offices in the new city hall) but the Chamber wanted to be on their own. The City is going to budget a certain amount of funds for the Chamber (from hotel/motel tax) and has told the Chamber a lot of the hotel/motel funds are going into the community center project.

Executive Director stated it would be helpful to know the City has some type of budget to say what the City can do and if the City expects the District to help subsidize that budget. The District could then see what they could build and what they could afford for operations. She stated hopefully, the community center would make revenue, but the City needed to look at worse case scenario.

Member Galvan stated community centers do not make money, but if they create this community center a lot of people in the surrounding areas will come to Aransas Pass. We are looking at future growth of Aransas Pass, that with future tax base can fund this project. Do not look at this project as city and community center, don't look at it as the Municipal District and City project, look at it as one project put together. The City will have to fund it in the future. Any room that can be used for multipurpose, like the Council Chambers and Courtroom should be one room. They do not need three separate rooms that are not being used 24 hours a day. The Council has already decided they need a new city hall and they are looking at a joint venture with the District. The District needs to decide what space they need, don't think the City is trying to dictate what the District is trying to do with the community center. He stated he sits on both (Municipal Development and City Council) because he wants to hear what is going on and is interested in both for the community as a whole. The City needs to know how much space the District needs for the community center. Looking at Portland's community center plans, if the basketball court, racquetball courts and related space were taken out, they could get an estimate of the space needed for their community center. The revenue will come in to fund this project.

Mr. Gurley stated he could not make an estimate on operation costs until he knew how big the community center was going to be.

Member Galvan stated if the budget does not allow 15,000 square feet (for the community center) that would not even be close. He looks at the future, at the growth coming to Aransas Pass, and the Board will have to work within their budget, but if the project is going to cost more (to operate) that is a sacrifice the City would have to make for the future. The community wants a community center; they do not want to go out-of-town. They want to stay in Aransas Pass, but it is going to cost and the citizens know that.

Executive Director stated four hundred square feet of storage for both the community center and city hall is not enough. The community center alone can use that much storage space.

Mr. Conolly stated that was a guess on their part. They did not know how much storage was needed.

President Jayne asked were would the City get the money?

Executive Director stated from Certificates of Obligation (COs).

Mr. Gurley stated the District was working off of \$3.5M.

Member Galvan stated they had to look at the project as a group. The City has set aside funds (for the city hall) and if the Board wants certain space, a budget needs to be set.

Member McTee stated he would rather see more utility space that could be finished in the future.

Executive Director stated the community center had to be multi-user friendly. The District could not go back and redo it.

Member McTee stated the community would have to be occupied to generate revenues. What would the their pocketbooks allow?

Executive Director stated the District would build what the City could operate.

Member Galvan stated the City had already budgeted for city hall. The District has to decide what they want.

Discussion was held on configuring the rooms in the community center and city hall, restrooms, and offices.

Executive Director stated the City should get ideas for their city hall by visiting area city halls.

Member Galvan stated that was a good idea. The City was not trying to take over the community center space.

ITEM 5.

PRESENTATION OF QUARTERLY FINANCIAL AND INVESTMENT REPORT.

Executive Director reported on the District finances for July through September, 2005. She stated the District could not pay cash for projects. The Board will want to do other things and can go out for COs with the City. The District should focus on what they can do to bring economic development to the City.

Executive gave the District's Quarterly Investment Report.

ITEM 6.

DIRECTOR'S REPORT.

Executive Director stated the Board will need charges for Recording Secretary's time. Also need original invoices for the auditor. She is waiting for the depository bid and wants the District to use the bank the City chooses. The District wants a page on the City's website and she needs information from City Manager on that.

ITEM 7.

CITIZEN'S COMMENTS.

There were none.

ITEM 8.

GENERAL DISCUSSION.

Member Galvan stated the City has a golf course coming in, with 10 acres for commercial use. The Council needs to select a developer for

the Harbor. The City wants to keep the old hospital and bring in a new hospital.

Executive Director asked all Members to send their comments on the community center list to her by email. She will put it together and send it to WKMC by December 1 and also send the list to Board Members. All Members will need to copy their emails to all other Board Members.

Member Galvan stated he wanted to thank the Board, the public loves the swimming pool. All the hard work the Board put into the pool has paid off.

Member Tringali stated the Board should think bigger and better on the community center.

President Jayne stated the Board needs to build extra space (in the community center) to use in the future; it did not have to be finished out.

Member Galvan stated the Council would work with the Board on this project. The City has a good crew and staff.

Mr. Gurley stated the pool sidewalks were never ADA compliant and money from the lawsuit would be used to fix the sidewalks.

City Manager stated the City would deal with the city hall structure and it will reflect the community. Everything will be geared to make the City a place people want to come to.

The consensus was to have no meeting in December.

ITEM 9.

ADJOURNMENT OF MEETING.

Member Galvan moved to adjourn the meeting. There was a second by Secretary Tringali. Motion carried.

Meeting was adjourned at 7:38 p.m.

Robert Jayne

President

Hope Comingore

Vice President

ATTEST:

Ada Owens

Recording Secretary